

VAUGHANWOOD RATEPAYERS ASSOCIATION
52 FOREST CIRCLE COURT
WOODBIDGE ONTARIO

April 6th, 2021

RE: Committee of the Whole April 7, 2021
FILE OP.08.017 & Z.16.022
7553 Islington Holdings Inc.
150 Bruce & 7553 Islington Avenue

Members of Council:

We, Vaughanwood Ratepayers Association are in opposition to this application.

Our issues were stated in the Public hearing of September 15, 2020, therefore we do not want to reiterate same issues.

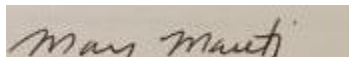
Rezoning of the lands from open space to low density, mid-rise residential lands are not designated as a growth/intensification area for the development plus there is a significant impact on the erosion of the valley walls and the bank of the Humber River is hazardous, environmental impact.

TRCA are of the opinion that the application does not demonstrate conformity or consistency with PPS, YROP, VOP2010, OPA 240 as amended TRCA's living city policies and Ontario Regulations 116/06.

The intent of the policies is to protect new development that would introduce RISK to life and property associated with flooding, erosion, slope stability which this application demonstrates and supports all of the above risks.

In reviewing the reports from the various agencies, City of Vaughan, TRCA and York Region cannot support this development application as is.

We are asking council to refuse this application.



Mary Mauti

President Vaughanwood Ratepayers